



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

11/30/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 HUGUENIN AVENUE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: HUGUENIN AVENUE & BRIGADE STREET
Location: PENINSULA
TMS#: 4640000003 & 017
Acres: 1.93
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

☐ new BP approval tracking

City Project ID #: 170207-HugueninSt-1
City Project ID Name: TRC_RC:HugueninStExtension[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: MSP NOMO MF, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: JACK DUANE duane.j@thomasandhutton.com

Misc notes: Road construction plans for extension of right-of-way.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

2 PARKLINE AVENUE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PARKLINE AVENUE
Location: DANIEL ISLAND
TMS#: 27500000181
Acres: 5.49
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-BP

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000045
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Road construction plans for a 3 lot subdivision and associated right -of-way.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

3 DANIEL ISLAND SELF STORAGE

SITE PLAN

Project Classification: SITE PLAN
Address: 460 SEVEN FARMS DRIVE
Location: DANIEL ISLAND
TMS#: 2750000179 & 181
Acres: 21.77
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-BP

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000062
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: DANIEL ISLAND SELF STORAGE, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Construction plans for self storage facilities and site prep.

RESULTS: Revise and resubmit to TRC.

#4 DANIEL ISLAND, PARCEL M, PHASE 3 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: DUNHAM STREET

Location: DANIEL ISLAND

TMS#: 2750000156

Acres: 12.0

Lots (for subdiv): 20

Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Preliminary subdivision plat for a 20 lot subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000054

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5245

Contact: JIMMY DUPRE

dupre.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#5 DANIEL ISLAND, PARCEL M, PHASE 3 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: DUNHAM STREET

Location: DANIEL ISLAND

TMS#: 2750000156

Acres: 12.0

Lots (for subdiv): 20

Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Road construction plans for a 20 lot subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000054

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5245

Contact: JIMMY DUPRE

dupre.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#6 235 EAST BAY STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 235 EAST BAY STREET

Location: PENINSULA

TMS#: 45805030036

Acres: 0.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for new hotel and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000063

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z

Owner: PEARCE DEVELOPMENT

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP & Stormwater technical report required.

#7 HAYES PARK**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 3530 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000067 & 235

Acres: 17.197

Lots (for subdiv): 59 (20)

Units (multi-fam./Concept Plans):

Zoning: CT, LB, DR-6

Misc notes: Subdivision concept plan for a mixed use subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000055

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: NEW LEAF BUILDERS, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: DANNY FORSBERG

danny@forsberg-engineering.com

RESULTS: Revise and resubmit to TRC.

#8 LIBERTY TREE DEVELOPMENT**SITE PLAN**

Project Classification: SITE PLAN
Address: 475 EAST BAY STREET
Location: PENINSULA
TMS#: 4591304022, 023, 026, 027, 028, 029, 041
Acres: 1.97
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000064
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z, BAR, BZA-SD

Owner: MAZYK HOLDINGS, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES 832-884-1667
Contact: PATTERSON FARMER lpapajcik@seamonwhiteside.com

Misc notes: Construction plans for mixed use accommodations development and associated improvements.

RESULTS: Revise and resubmit to TRC.

#9 VA PARKING LOT EXPANSION**SITE PLAN**

Project Classification: SITE PLAN
Address: 39 & 47 FOLLY ROAD
Location: WEST ASHLEY
TMS#: 4211100059 & 062
Acres: 7.83
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB, MU-2/WH

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000065
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: WILLIAM BARNWELL
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Construction plans for a temporary parking lot expansion.

RESULTS: Revise and resubmit to TRC; Construction activity application required.

#10 WALNUT STREET SELF STORAGE**SITE PLAN**

Project Classification: SITE PLAN
Address: WALNUT STREET
Location: PENINSULA
TMS#: 4590501001, 003, 004
Acres: 0.9
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI & GB

☐ new BP approval tracking

City Project ID #: 170117-WalnutSt-1
City Project ID Name: TRC_SP:WalnutStreetSelfStorage

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR, BZA-SD

Owner: HALLMARK LLC
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Construction plans for a self-storage facility and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#11 HOLY CROSS LAYDOWN YARD**SITE PLAN**

Project Classification: SITE PLAN
Address: 604 FORT JOHNSON ROAD
Location: JAMES ISLAND
TMS#: 4540000002
Acres: 18.66
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-1

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000034
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: BISHOP OF CHARLESTON
Applicant: CLINE ENGINEERING, INC. 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for maintenance shed and laydown yard at the cemetery.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 GO STORE IT JOHNS ISLAND

SITE PLAN

Project Classification: SITE PLAN

Address: 3269 & 3289 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000202, 203, 204

Acres: 5.58

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (LDL PROPERTIES)

☐ new BP approval tracking

City Project ID #: 170411-MaybankHwy-1

City Project ID Name: TRC_SP:GoStoreItJohnsIsland

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

Misc notes: Construction plans for climate controlled storage facility and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.